

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 1-1-05 Quality Homes Estates, 5151 SW 76 Avenue (Annapu Road)/Generally located on the west side of SW 76 Avenue, ½ mile south of Griffin Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 1-1-05 Quality Homes Estates, 5151 SW 76 Avenue (R-3)

REPORT IN BRIEF: This is a request for site plan approval for Quality Homes Estates, a ten (10) unit custom single family home development. The 4.432 acres (193,067 square feet) subject site is located on the west side of SW 76 Avenue (Annapu Road), ½ mile south of Griffin Road.

Custom homes are being proposed. If the developer wishes to offer model homes, then a separate application for approval of the models shall be submitted. The elevations of each home are to be provided to the Planning and Zoning Division for verification that it is custom home prior to a building permit application.

Wolf Lake equestrian trail is on the west side of SW 76 Avenue. The Development Review Committee determined it to be more appropriate to place the equestrian trail within the right-of-way and have the platted bridle easement be used as the development's landscape buffer, since the trail is already located within the right-of-way.

Access is provided by to a 50' right-of-way in the center of the site ending in a landscaped cul-de-sac. There is a 4' sidewalk on both sides of the road, and a 5' concrete recreational path adjacent to SW 76 Avenue right-of-way.

The subject property lies within the Central Broward Water Control District, and approval from this agency shall be obtained prior to issuance of a permit. The plans indicate a 17,574 square foot (0.403 acres) retention area on the western end of the site, and 20' wide drainage easements within the side and rear setbacks of the lots. Decorative lighting is being employed, and the lighting plan meets the requirements of the Land Development Code.

There is no open space requirement for the development; each lot has a 40 percent maximum building coverage. SW 76 Avenue is a designated scenic corridor and a 28' buffer is shown (25' required). The landscape plan shows the buffer to have clusters of Crotons, continuous Silver Buttonwood hedge, with Dahoon Holly and Silver Buttonwood trees due to the location of overhead utility lines. The sight visibility triangle at the sides of the entrance has Philodendron Xanadu; then four (4) relocated Royal Palms are on both sides of the street in swale in front of Lots #1 & 10. Beauty Leaf and Pink Tabebuia are being used as street trees, and a Live Oak is being relocated to the cul-de-sac. Additionally, the owner has agreed to

plant ten (10) Live Oak or Green Buttonwood trees on the adjacent property to the north as requested by the homeowners.

This proposed site plan for single family use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is an existing townhome development, to the south is a single family home on a 2.5 acres site with the same Future Land Use Plan Map designation, to the west is a new office complex, and to the east is SW 76 Avenue then land zoned A-1, Agricultural District that is devoted to Agricultural use.

PREVIOUS ACTIONS: None

CONCURRENCES: At the November 8, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and to substitute the 14-foot Holly trees in the front with eight-to-ten foot tall Holly trees and make up the difference in the reduced heights by adding eight-to-ten foot tall Cypress trees in the retention area. If the Central Broward Water Control District does not allow the Cypress trees in the retention area, then the applicant would plant 16-foot tall Live Oak trees (instead of 14-foot tall) along the streetscape to makeup the height loss. (Motion carried 4-0, Mr. Breslau was absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition the following condition shall be met prior to final site plan approval:

1. Place utility service underground within the development or place the service poles within a utility easement and modify the landscape plan to reflect species that meet Florida Power and Light guidelines.

The following recommendation is not required by the Land Development Code; it is a suggested enhancement for the Site Plan Committee and Town Council to consider requiring:

1. Request approval from the Central Broward Water Control District to allow the enhancement of the water retention area by relocating the three (3) existing Royal Palms from the northern boundary to the western lake maintenance easement, placing water tolerant native plants such as Bald Cypress, Dahoon Holly, or Red Maple (at least 1 tree every 40') in the lake maintenance easement, littoral plantings of Pickerlweed, Iris, Yellow Canna, White Alligator Flag, or Cord Grass, and provide a hedge or tall grass (36") to screen the guard rails that protect the retention area.

Attachment(s): Planning Report, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

| | | | |
|----------------------|---|---------------------------|--|
| <u>Owner:</u> | | <u>Petitioner:</u> | |
| Name: | Stanley Ragon Quality Estate Homes, LLC. | Name: | Jay C. Evans, P.E. Pillar Consultants, Inc. |
| Address: | 6790 NW 83 Terrace | Address: | 5400 University Drive, Suite 101 |
| City: | Parkland, FL 33067 | City: | Davie, FL 33328 |
| Phone: | (954) 914-8849 | Phone: | (954) 680-6533 |

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the Quality Homes Estates site plan, a ten (10) unit custom single family home development.

Address/Location: 5151 SW 76 Avenue (Annapu Road)/Generally located on the west side of SW 76 Avenue, ½ mile south of Griffin Road

Future Land Use

Plan Map Designation: Residential (3 DU/AC)

Zoning: R-3, Low Density Dwelling District

Net Parcel Size: 4.432 acres (193,067 square feet)

Existing/Proposed Use: Vacant/Ten (10) custom single family homes

| | | |
|---------------|--|--|
| | <u>Surrounding Uses:</u> | <u>Surrounding Land</u> |
| | | <u>Use Plan Map Designations:</u> |
| North: | Saddle Up Townhomes | Residential (3 DU/AC) |
| South: | Single family dwelling | Residential (3 DU/AC) |
| East: | Agricultural (pasture) | Residential (1 DU/AC) |
| West: | University Place (office) | Residential (10 DU/AC) |
| | <u>Surrounding Zoning:</u> | |
| North: | RC-3, Residential Cluster District | |
| South: | A-1, Agricultural District | |
| East: | A-1, Agricultural District | |
| West: | B-3, Planned Business Center District (commercial flexibility applied) | |

Zoning History

Zoning: The rezoning, ZB 1-1-92 Citibank, from A-1, Agricultural District to R-3, Low Density Dwelling District, was approved on March 18, 1992.

Plat: The plat, P 2-2-92 Pearl Plaza, with a note restricting Parcel "A" to 55,000 square feet of office use and Parcel "B" to 11 single family units, was approved on May 6, 1992, and then recorded in the official records of Broward County on February 22, 1994.

Application Details

The applicant's submission indicates the following:

1. *Site:* This is a request for site plan approval for Quality Homes Estates, a ten (10) unit custom single family home development. The 4.432 acres (193,067 square feet) subject site is located on the west side of SW 76 Avenue (Annapu Road), ½ mile south of Griffin Road.
2. *Building:* ~~Since Custom homes are being proposed. the developer shall submit a monitoring system guaranteeing anti-monotony at the time of building permit application.~~ If the developer wishes to offer model homes, then a separate application for approval of the models shall be submitted. The elevations of each home are to be provided to the Planning and Zoning Division for verification that it is custom home prior to a building permit application.
3. *Trails:* Wolf Lake equestrian trail is on the west side of SW 76 Avenue. The Development Review Committee determined it to be more appropriate to place the equestrian trail within the right-of-way and have the platted bridle easement be used as the development's landscape buffer, since the trail is already located with the right-of-way.
4. *Access:* Access is provided by to a 50' right-of-way in the center of the site ending in a landscaped cul-de-sac. There is a 4' sidewalk on both sides of the road, and a 5' concrete recreational path adjacent to SW 76 Avenue right-of-way.
5. *Drainage:* The subject property lies within the Central Broward Water Control District, and approval from this agency shall be obtained prior to issuance of a permit. The plans indicate a 17,574 square foot (0.403 acres) retention area on the western end of the site, and 20' wide drainage easements within the side and rear setbacks of the lots.
6. *Lighting:* Decorative lighting is being employed, and the lighting plan meets the requirements of the Land Development Code. The plans indicate overhead wires on wooden power poles on the northern side of the right-of-way within the development. This appears to be a drafting error because this method of utility service is not

consistent with the character of a custom single family home development, and the landscape plan shows canopy trees in close proximity to the wires.

7. *Landscaping:* There is no open space requirement for the development; each lot has a 40 percent maximum building coverage. SW 76 Avenue is a designated scenic corridor and a 28' buffer is shown (25' required). The landscape plan shows the buffer to have clusters of Crotons, continuous Silver Buttonwood hedge, with Dahoon Holly and Silver Buttonwood trees due to the location of overhead utility lines. The sight visibility triangle at the sides of the entrance has Philodendron Xanadu; then four (4) relocated Royal Palms are on both sides of the street in swale in front of Lots #1 & 10. Beauty Leaf and Pink Tabebuia are being used as street trees, and a Live Oak is being relocated to the cul-de-sac. Additionally, the owner has agreed to plant ten (10) Live Oak or Green Buttonwood trees on the adjacent property to the north as requested by the homeowners.
8. *Compatibility:* This proposed site plan for single family use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is an existing townhome development, to the south is a single family home on a 2.5 acres site with the same Future Land Use Plan Map designation, to the west is a new office complex, and to the east is SW 76 Avenue then land zoned A-1, Agricultural District that is devoted to Agricultural use.

Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

§12-24(3) *Low Density Dwelling (R-3) District:* The R-2 and R-3 Districts are intended to implement the three (3) dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for low density dwelling districts in the town.

§12-81(A) Conventional Residential Development Standards, R-3, Low Density Dwelling District, requires the following minimums: 12,000 square feet lot area, 100' lot frontage, 30' front setback, 15' side setbacks, 25' rear setbacks, 1,000 square feet dwelling area, and the following maximums: 40% building coverage and 35' height.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning

of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Place landscape buffer outside of the lot lines and provide the required scenic corridor buffer. *(These have been provided.)*

Engineering: Revise drainage easements to a maximum of 20', provide 4:1 slope for the proposed dry retention area behind structures, and provide preliminary storm water management calculations. *(These have been provided.)*

Public Participation

The applicant held Public Participation meetings on April 22, 2005, and April 26, 2005; attached is the Citizen Participation Report.

Staff Analysis

The site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The use of the site does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, can be considered compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition the following condition shall be met prior to final site plan approval:

1. Place utility service underground within the development or place the service poles within a utility easement and modify the landscape plan to reflect species that meet Florida Power and Light guidelines.

The following recommendation is not required by the Land Development Code; it is a suggested enhancement for the Site Plan Committee and Town Council to consider requiring:

1. Request approval from the Central Broward Water Control District to allow the enhancement of the water retention area by relocating the three (3) existing Royal Palms from the northern boundary to the western lake maintenance easement, placing water tolerant native plants such as Bald Cypress, Dahoon Holly, or Red Maple (at least 1 tree every 40') in the lake maintenance easement, littoral plantings of Pickerlweed, Iris, Yellow Canna, White Alligator Flag, or Cord Grass, and provide a hedge or tall grass (36") to screen the guard rails that protect the retention area.

Site Plan Committee Recommendation

At the November 8, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and to substitute the 14-foot Holly trees in the front with eight-to-ten foot tall Holly trees and make up the difference in the reduced heights by adding eight-to-ten foot tall Cypress trees in the retention area. If the Central Broward Water Control District does not allow the Cypress trees in the retention area, then the applicant would plant 16-foot tall Live Oak trees (instead of 14-feet tall) along the streetscape to makeup the height loss. (Motion carried 4-0, Mr. Breslau was absent)

Town Council Action

Exhibits

1. Citizen Participation Report
2. Future Land Use Plan Map
3. Zoning and Aerial Map
4. Site Plan

Prepared by: _____

Reviewed by: _____

PILLAR

CONSULTANTS
INC.

Lic. #QB-0015697

April 26, 2005

Mr. Chris Gratz
Town of Davie Planning & Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Re: Quality Homes Estates
Citizen Participation Plan Report and Mailing Certification
05003

Dear Chris:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1st meeting.

The first meeting was held on April 22, 2005, 6:00 p.m., at the Town of Davie Community Room. No one attended the first meeting and I adjourned at 7:00 p.m. The second meeting was held on April 26, 2005, 6:00 p.m., at the Town of Davie Pioneer Room. Two residents (Stephanie Bell, Saddle-Up HOA Board Member, and Michael Crowley, resident of Saddle-Up Community) were present to inquire and provide suggestions to the proposed development.

The first concern addressed was the lack of a fence between the Saddle-Up community and the Proposed development. Ms. Bell made aware that the residents, directly adjacent to the project, are now open to potential unwanted transients via the recently cleared and grubbed site to the south. Mr. Crowley notified her that a temporary fence was constructed earlier that day, providing a buffer between the two properties. Ms. Bell was satisfied with the new information.

The second concern addressed was if there was going to be a permanent wall or landscape buffer between the Saddle-Up community and the proposed development. Both Ms. Bell and Mr. Crowley favored the possible placement of ten (10) trees in the common area (Saddle-Up property) along the property line shared between both Saddle-Up and the Quality Homes Estates Site. I noted their request and told them I would check with the developer. No one else showed up and I adjourned the meeting at 7:10 p.m.

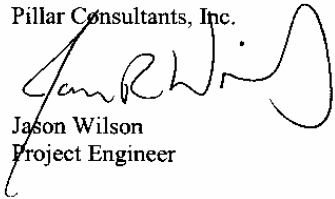
General Contracting • Design/Build • Construction Management
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SOUTH UNIVERSITY DRIVE, SUITE • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

Since the meeting, I have reported my findings to the property developer, Stanley Ragan (Managing member – Quality Estates Homes). He informed me that he is willing to put the requested ten (10) trees on Saddle-Up's property (as long as it is approved by the Town of Davie) and also that he will be providing /requiring the future lot owners to landscape heavily along the rear of their properties, so as to help buffer the two properties even more.

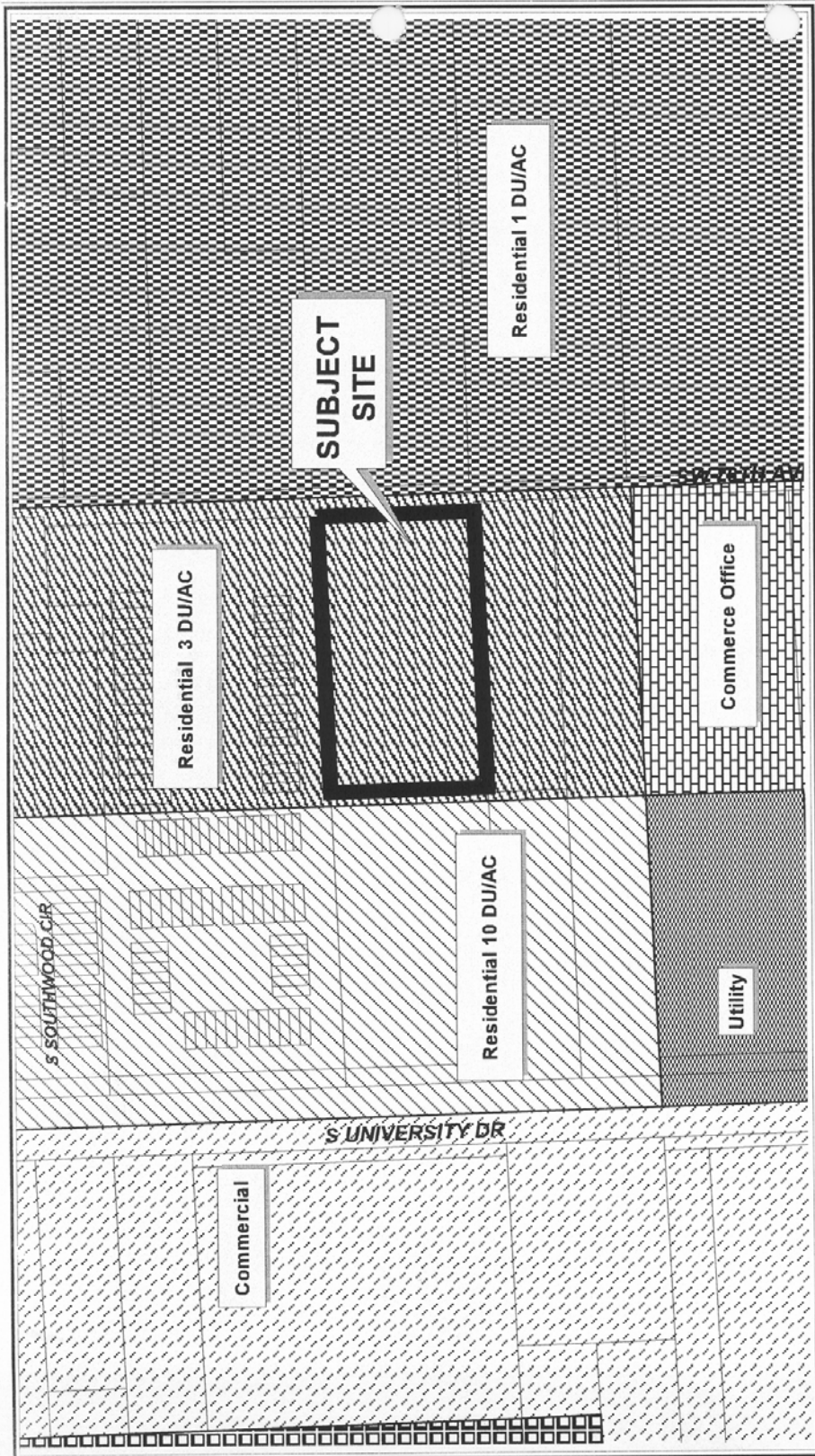
In conclusion, we hope that the above satisfies the requirement of public participation in the site plan review process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,

Pillar Consultants, Inc.

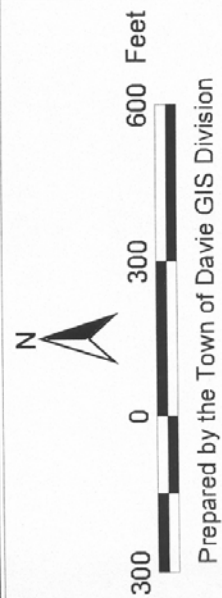
A handwritten signature in black ink, appearing to read "Jason Wilson", written over the printed name.

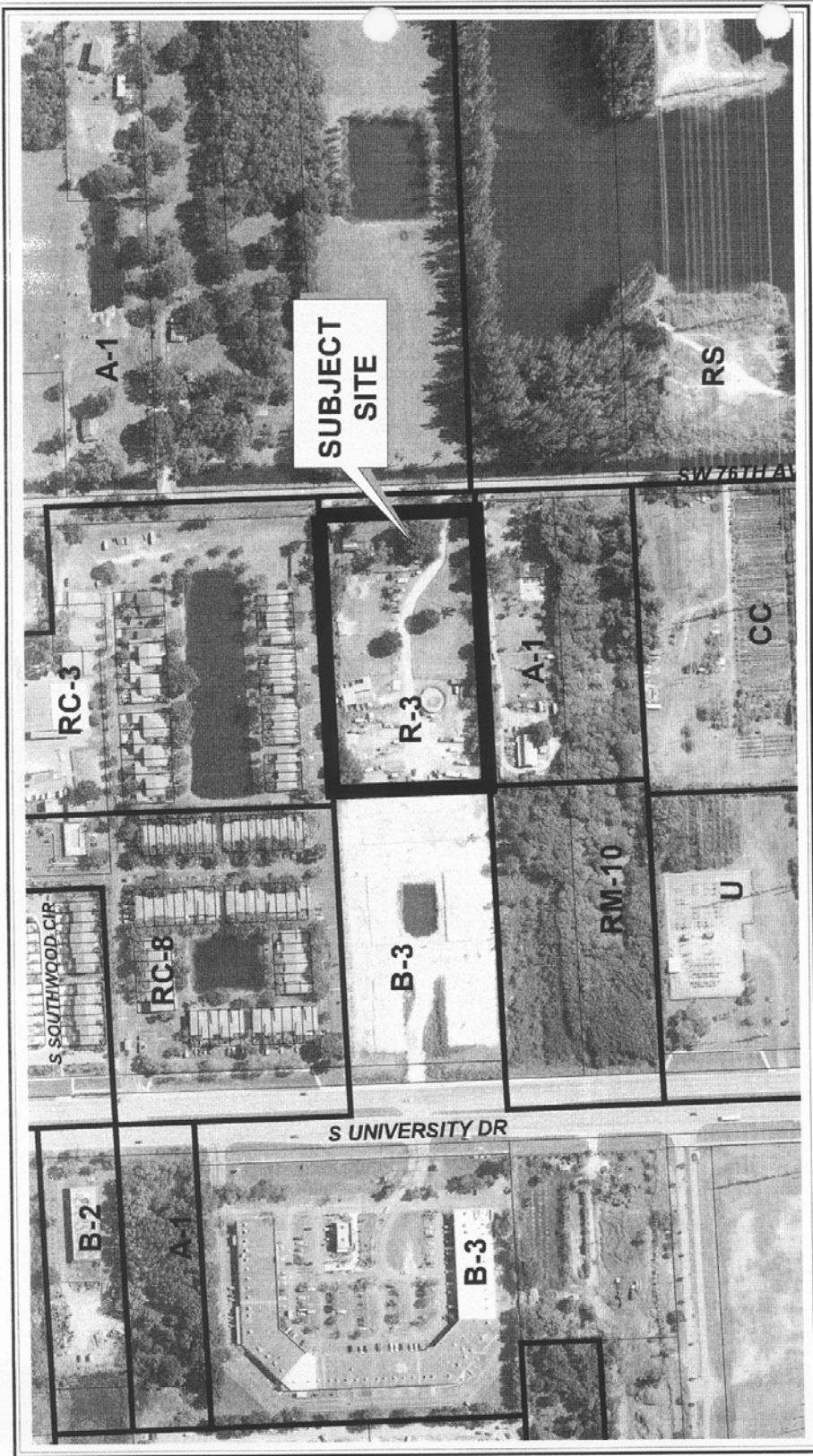
Jason Wilson
Project Engineer



SITE PLAN **SP 1-1-05** **Future Land Use Map**

Prepared By: ILD
 Date Prepared: 3/22/2005





Date Flown:
12/31/03



Prepared by the Town of Davie GIS Division

SITE PLAN **SP 1-1-05** **Zoning and Aerial Map**



Prepared By: ILD
Date Prepared: 3/22/2005

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